

ORDINANCE NO. 010118-76

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

26,399 SQUARE FOOT TRACT OF LAND, MORE OR LESS, OUT OF THE EARL AND LENA PODOLNICK SUBDIVISION, FROM COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL (GR) DISTRICT, LOCALLY KNOWN AS 1500 SOUTH PLEASANT VALLEY ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from commercial-liquor sales-conditional overlay (CS-1-CO) combining district to community commercial (GR) district on the property described in File C14-00-2231, as follows:

26,399 square foot tract of land, more or less, out of the Earl and Lena Podolnick Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 1500 South Pleasant Valley Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 3. This ordinance takes effect on January 29, 2001.

PASSED AND APPROVED

January 18, 2001

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§
§

Jackie Goodman Mayor pro tem

Mr. Kirk Watson
Mayor

APPROVED: Andrew Martin **ATTEST:** Shirley A. Brown

Andrew Martin
City Attorney

Shirley A. Brown
City Clerk

BUS SURVEYING, INC.

1904 Fortview Rd.
Austin, TX 78704
Phone (512) 442-0990
Fax (512) 442-1084
June 16, 1997

FIELD NOTES TO 26,399 SQUARE FEET OUT OF TRACT "A", EARL AND LENA PODOLNICK SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 58, PAGE 84 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the interior of Tract "A", Earl and Lena Podolnick Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereat recorded in Volume 58, Page 84 of the Plat Records of Travis County, Texas, for the most northerly Northeast corner and PLACE OF BEGINNING of the herein described tract and from which a 1/2 inch iron rod found in the south right-of-way line of Elmont Drive for the most northerly Northeast corner of said Tract "A" bears N 84 deg. 59' 33" E 104.35 ft.;

THENCE the following five courses:

- 1) S 30 deg. 02' 27" W 43.00 ft. to a point;
- 2) S 59 deg. 57' 33" E 46.00 ft. to a point;
- 3) S 30 deg. 02' 27" W 51.50 ft. to a point;
- 4) N 59 deg. 57' 33" W 46.00 ft. to a point;
- 5) S 30 deg. 02' 27" W 42.60 ft. to a point for the most southerly Southeast corner of this tract and from which a 1/2 inch iron rod found in the west right of-way line of Pleasant Valley Road for the Southeast corner of said Tract "A" bears S 10 deg. 35' 53" E 155.28 ft. to a point;

THENCE the following three courses:

- 1) N 59 deg. 57' 33" W 84.51 ft. to a point;
- 2) N 30 deg. 02' 27" E 12.60 ft. to a point;
- 3) N 59 deg. 57' 33" W 111.30 ft. to a point for the Southwest corner of this tract;

THENCE N 30 deg. 02' 27" E 111.80 ft. to a point for the Northwest corner of this tract and from which a 1/2 inch iron rod found in the south right-of-way line of said Elmont Drive for the Northwest corner of said Tract "A" bears N 44 deg. 29' 33" W 266.34 ft.;

THENCE the following three courses:

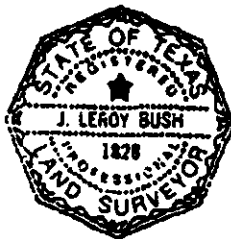
- 1) S 59 deg. 57' 33" E 111.30 ft. to a point;
- 2) N 30 deg. 02' 27" E 12.70 ft. to a point;
- 3) S 59 deg. 57' 33" E 84.51 ft. to the Place of Beginning, containing 26,399 Square feet of land.

SURVEYED June 1997

BY:

J. Leroy Bush

J. Leroy Bush
Registered Professional Land Surveyor No. 1828



538056B

EXHIBIT "A"

976710.e

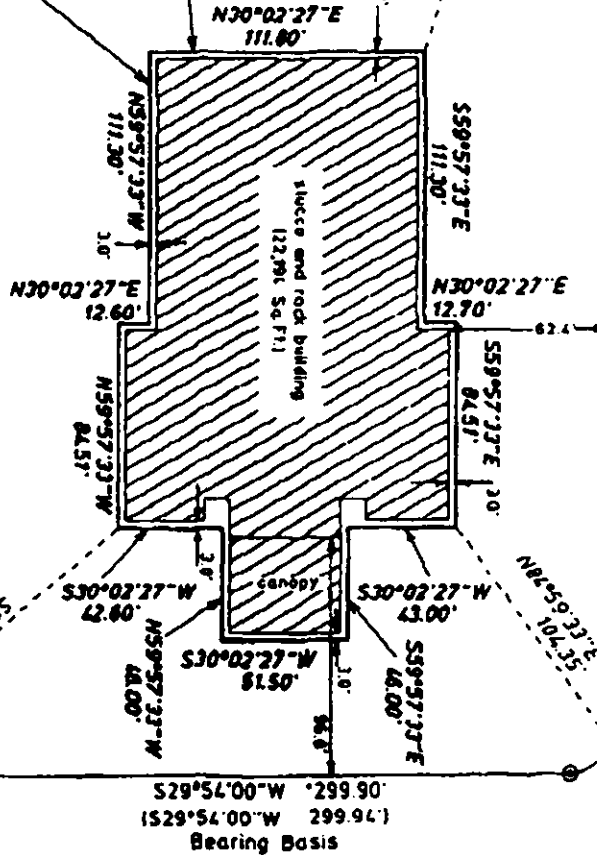
EXHIBIT PLAT OF
26,399 SQUARE FEET OUT OF TRACT "A", EARL AND LENA PODOLNICK SUBDIVISION,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 58, PAGE 81 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS
LOCATED ON PLEASANT VALLEY ROAD AT ELMORE DRIVE.

N60°08'00"W 553.41'
(N60°08'00"W 553.54')

(N30°00'00"E 314.94')
N30°00'00"E 314.94'

TRACT "A"
EARL AND LENA PODOLNICK SUBDIVISION
VOLUME 58, PAGE 81

26,399 Sq. Ft.



IRF n conc.
(S60°08'00"E 537.99')
S60°07'45"E 537.93'

ELMONT DRIVE (80')

PLEASANT VALLEY ROAD (120')

SCALE: 1"=60'

LEGEND
① 1/2" Iron Rod Found
(Record Bearing and Distances)

SURVEYED: June 1997
By:

J. Leroy Bush
Registered Professional Land Surveyor No. 1828

